



31 Sandford Leaze, Avening, Tetbury, Gloucestershire, GL8 8PB
£515,000

PETER JOY
Sales & Lettings



31 Sandford Leaze, Avening, Tetbury, Gloucestershire, GL8 8PB

Offered CHAIN FREE - a detached family home in popular cul-de-sac close to a well-regarded primary school and popular public house. Two receptions, four bedrooms (principal bedroom with en-suite), good parking, double garage and south facing rear garden

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SEPARATE DINING ROOM, KITCHEN, SITTING ROOM, LANDING FOUR BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM) FAMILY BATHROOM, GOOD PARKING, DOUBLE GARAGE AND LEVEL SOUTH FACING GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Nestled in a quiet cul-de-sac with no through traffic, this 1980s detached family home offers a unique opportunity to create your dream space in a highly desirable village location. Having been lovingly maintained by the same owner for many years, the property is presented in a clean and tidy condition but offers scope for modernisation. Many neighbouring homes have undergone renovations and extensions, showcasing the potential to transform this house into a contemporary family haven (subject to necessary permissions).

A canopy porch welcomes you into the home, offering a practical and sheltered entry. The front door opens into a bright hallway with a cloakroom and stairs to the first floor. To the left, a separate dining room offers versatility and potential; it could be integrated with the kitchen to create a spacious, open-plan family kitchen (subject to planning approval). At the rear of the property, the south-facing sitting room is light and airy, providing a relaxing space with lovely views of the garden. The kitchen, while functional, would benefit from updating and includes a utility area with a rear door offering garden access. A staircase leads to the first-floor landing, which provides access to the loft space. The property boasts four well-proportioned bedrooms, each with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms share a family bathroom. This delightful home combines a peaceful location with the potential to personalize and modernize, making it an excellent opportunity for families looking to settle in a friendly and sought-after community.

Outside

Set back from the road, the property is approached via a generous driveway providing off-road parking for 3-4 cars. The driveway leads to a detached double garage, featuring one electric roller door and one manual door, with ample light, power, and storage in the eaves. The rear garden is a standout feature of the property. Mostly level and laid to lawn, it offers a tranquil retreat bordered by a picturesque stream, perfect for relaxing summer days. Two pedestrian side gates add practicality, making garden maintenance convenient.

Location

Avening enjoys a thriving community partly due to the primary school with a first rate school gate community society. There is a great pub with a great Indian menu, a church, pre-school playgroup, and a well used playing field. A more comprehensive range of amenities can be found in the nearby towns of Nailsworth and Tetbury both about 3 miles away. There are two good local golf courses, one on Minchinhampton Common with 580 acres of National Trust land that provides excellent walking, horse riding opportunities plus the golf course. The M4 and M5 motorways and railway stations at Stroud (7 miles) and Kemble (8 miles) offer convenient transport links to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left and then right in front of Nailsworth Dental Practice onto the Avening Road. Continue past the garden centre and the Weybridge Public House and head towards the village of Avening. Upon reaching the village carry on and take the second turning into Sandford Leaze. Follow the road down and around to the right where number 31 can be found on the right-hand side identified by our for sale board.

Agents note

This property is being sold on behalf of executors and probate has been granted. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Property information

The property is freehold. Electric heating, mains water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX Tel: 01285 623000



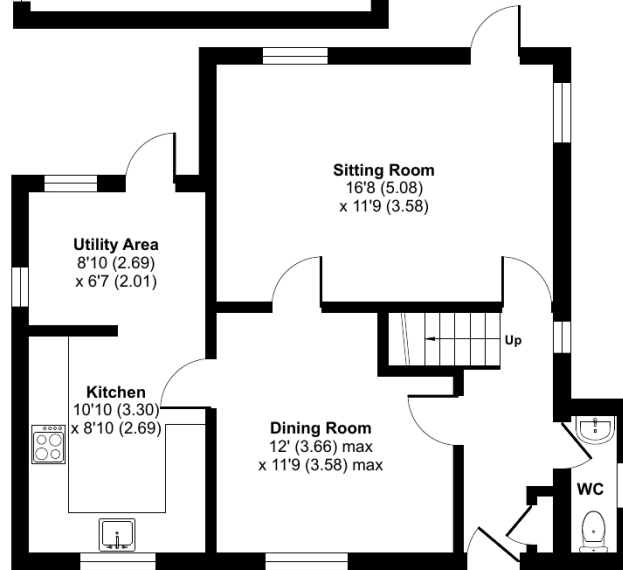
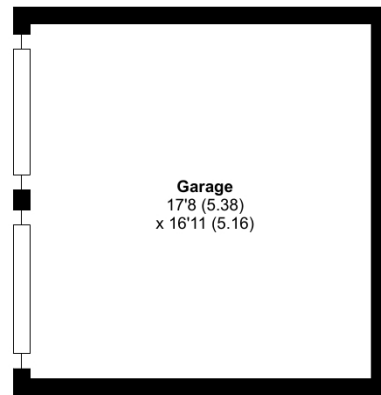
Sandford Leaze, Avening, Tetbury, GL8

Approximate Area = 1177 sq ft / 109.3 sq m

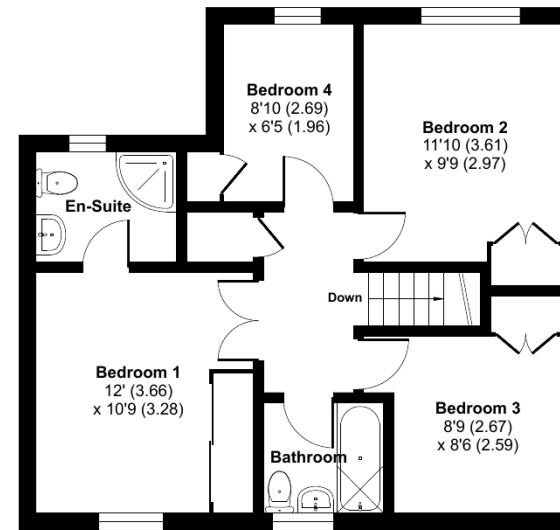
Garage = 300 sq ft / 27.8 sq m

Total = 1477 sq ft / 137.1 sq m

For identification only - Not to scale

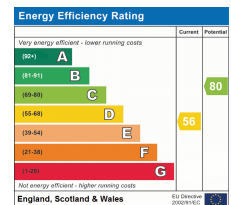


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Peter Joy Estate Agents. REF: 1221669



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.